

Silver Spring Urban District Committee
Meeting Minutes
April 20 2006

Members Present: Charles Atwell, Tom Collins, Bryant Foulger, Genny Hardesty, Barbara Henry, Bob Middleton, and Anne Miller

Members Absent: Edward Baca-Asher

Guest: Rick Siebert, Mike Wahl, Mitch Cunningham, Don Scheuerman, Jane Redicker, Avi Halpert, Dave Esche

Staff: Gary Stith, Vicki Lockerman, Susan Hoffmann, Jerry Sanford

Welcome/Introductions – Tom Collins, Chair, called the meeting to order at 3:30 p.m.

Minutes: [Middleton, Atwell] the Silver Spring Urban District Advisory Committee approved the March 2006 minutes.

Chairs Report

Tom Collins stated that Silver Spring has had lots of wins. Recently County Council tried to move Park and Planning out of Silver Spring and the Committee succeeded in making sure it stayed in Silver Spring, the Greater Silver Spring Chamber of Commerce had a lot to do with this and we appreciate the support of the Regional Center and Urban District with this project. Other wins are the opening of Discovery in March 2003, first SilverDocs, and the The Majestic Theatre. The Committee continues to have issues to deal with such as South Silver parking, the redevelopment of the Transit Center and the design of the Civic Building which we will hear about today.

Charles Atwell stated that he appreciated Councilmember Perez's assistance in the Park and Planning effort. United Therapeutics has started moving into their building and Avi Halpert is here today representing them and we certainly welcome them as being even more active members of our business community.

Police Update

Mitch Cunningham reported:

- A residential burglary trend around Colesville and as far north as Wheaton District has stop as of the April 3. We have a suspect description and we are sending information out to residents, businesses and community associations.
- Robbery trend has stopped and we have made several arrests.
- We have been working very closely with neighbors in the South Silver area. David Fogel and others in the area are doing a lot to organize the residents. We are working with them on private, public, personal residential safety. I learned the other day at a meeting that there are about 3,000 units that are going to open up in a relatively short period of time and that will

effect how we do businesses down in South Silver Spring not only with parking but with enforcement.

- We are doing enforcement down by the Travel Lodge and the other hotels in that area which provide affordable accommodation for people visiting the Capital Region and they also have affordable accommodations for people that will use the hotels for purposes that are not intended and therefore we are doing some street operations in and around the Travel Lodge.
- We are working with our partner south of the border and you will see more DC Officers up near the north end and we have coordinated the exchange information and Mike Wahl has done a great idea about joint patrols between the two jurisdictions.
- A couple weeks ago one of our Sergeants was concerned about the amount of people around Ellsworth between Fenton and Georgia that were from Southeast DC and Seat Pleasant and appeared to be associated with gangs. We quickly established some enforcement efforts not only from the law enforcement perspective but from our other layers of security and a plan is in place for the summer and we will have a lot of presence up in that area. We have also worked with the theatre and they are aware of our expectations.

Tom Collins stated he was please to hear about the idea of cross jurisdictional patrols.

Mitch Cunningham responded that they have had a heavy presence in South Silver Spring. Officers that do tactical work and plain clothes surveillance have a strong relationship with there counterparts in other jurisdictions exchanging information and in some case our folks are training them.

There was a meeting with Prince George's County, DC and Takoma Park to discuss cross border jurisdiction and having U.S. Marshals to do some deputization which will give each entity the ability to enforce laws in a certain narrow scope on the other side of the border.

Bob Middleton stated that he had conversations with Mitch Cunningham about the use of cameras and how it operates in Silver Spring and the need for it. We had a situation and an officer took down a guy who was riding a bike and smoking an illegal substance. The guy was picked up on the camera and security immediately called the police and the situation was taken care of. The use of the camera was very helpful in that situation and I support the effective use of cameras not only on Ellsworth but all over downtown Silver Spring.

Parking in South Silver Spring

Gary Stith reported that there was a plan for interim parking put together by JBG in conjunction with the businesses in that area and the businesses signed off on the plan. The implementation of the plan was not on the same cycle of time or phasing as the start of construction activities and there were difficulties at the beginning. We have met with JGB and some of the merchants and adjustments have been made based on the experience they had with the interim parking plan. The plan includes use of private property for parking close by, shuttle service, and valet service that is free with validation for the people going to businesses. We have agreed that there will be a need to modify the plan as things change during the construction process. We will have regular meetings with merchants and JBG to make sure the plan is effective because it is very important to us and Council that those businesses not be impacted to the point of loosing them. JBG has made a strong commitment that they will work with everyone. It is a construction area and there

will be some inconvenience but people will be able to get to the businesses. Any concerns you may hear on this please direct to me at (301)565-7359.

For more detail please refer to memo distributed at the meeting.

Q&A

Charles Atwell asked Gary Stith how many current parking spaces are available and once the project is complete how many short-term parking spaces will be available for businesses that surround the project?

Gary Stith responded that the modified plan moved some of the construction fencing and added about 50 spaces. I don't have the breakout of the specific number of spaces that are going to be put aside for short-term parking but there are a total of 655 parking spaces in the project and 457 dwelling units. There is significantly more parking than what was intended for the dwelling units and the intention is that it be available for retail activities in that area. I can find out for you how many will be designated for short-term parking.

Charles Atwell stated that his concern was the Committee continues to discuss South Silver Spring and the 3,000 units that are coming, Montgomery College and all those type of things that certainly in the short-term it is challenging for Crisfield, and Mayorga. There is a festival planned for this weekend and hopefully someone has thought about wayfinding for all those wanting to park and walk through the arts alley

Gary Stith stated that Department of Housing and Community Affairs did the arts alley and has some additional links that cut across over to Kennett Street so people have better access to parking in the Kennett Street garage. They are making an effort to acquire the Thrifty Auto Property which cuts through that block and would allow for easy access. The County hopes to have the property acquired in a few months.

Charles Atwell stated that this discussion underscores the need for the Committee to use the Urban Land Institute to help look at Park and Planning. It seems like we as the Urban District Advisory Committee need to take a lead in what going on down there.

Gary Stith stated that there are three items listed in the memorandum, additional parking provided through the Parking Lot District, the Pedestrian Linkage and extending the hours of the VanGo. The first two items are underway and the analysis and plans are in place to make it happen. The VanGo issue has not been addressed by Council and we need to continue to work on that.

Tom Collins stated to Gary Stith that in his remarks he talked about a Councilmember coming to Mayorga and not finding a parking space. A businesses owner came to an UDAC meeting and talked about problems in South Silver Spring and the Chairperson of the Committee stated that we had to find a solution for short-term and long-term. Why didn't anything happen to resolve the issue then? We the Committee and businesses owners play an important role and we should not have to wait for the County Executive or a Councilmember to be inconvenience by something to take action. At our Retreat in January we talked about applying lessons learned and in the first round of redevelopment criticism was received on the process and that businesses where inconvenience by the redevelopment.. Now we have a part of town where we can

hopefully apply some of the lessons we learned from the first round and we can catch issues in a timely manner so we don't get the same criticisms.

Parking Needs Analysis South Silver Spring

Rick Siebert gave an overview as follows:

- We are discussing the area from the DC border represented by Eastern Avenue, to Georgia Avenue up the railroad tracks to Colesville Road on the north. Within the PLD in terms of what facilities are available we have garage 58 under the NOAA, Garage 9 the Kennett Street Garage and Lot 16 which we are currently in the process of redeveloping into Garage 16. This represents all the parking except on street parking available in that area.
- Overall this presentation shows that when all is said and done we will have sufficient parking based on all the currently planned developments. It begins with an analysis that shows we currently have 280 extra spaces. Obviously the overall picture is based on the availability of lots of space in the NOAA and the Kennett Street Garage in the evenings. Most of the development is residential with the majority of the demand planned as overnight parking.
- The other big issue is, of course, the timing of the development. It is great to say that we will have 200 new spaces in Garage 16 but during construction we have already lost the 60 spaces on Lot 16. Again, the report indicates that in the end we should be in good shape, but during construction we have the situation that is currently energizing the Council. ***For complete details of the presentation please refer to the handout given on Parking Demand Assessment for the Silver Spring Parking Lot District, Revised Draft Report: South Silver Spring Sector March 2006,***

Q&A

Byrant Foulger asked if the building owners could do a car count during the day verses a car count at night, how is demand measured and are you looking at actual situation in garages or assuming a demand based on the zoning requirements.

Rick Siebert responded we don't have enough condominiums currently to tell what that demographic is. We will have a follow-on study by another company. Silver Spring is dynamic and we can not stop studying the situation especially because of many unknowns. The current demand figure done in May 2005 was based on actual use of spaces. The projections for all of these developments are entirely code based.

Bryant Foulger responded that through experience it might be interesting to look at the demand and there may be some opportunity to take a look at what the Silverton is doing and how many units are sold, what has been done at the Bennington, and what's happening over on Wayne Avenue. One of the reasons people are coming here is that they are close to Metro and we are seeing demand less than one car per unit on the Bennington which is below what the code would require. My suggestion is that you really look at that because the implications are dramatic in terms of cost of \$25,000 to \$30,000 dollars for building a stall. Everyone you save can save between the difference of what the code states and what the market states is an awful lot of money.

Rick Siebert agrees that we need more surveying and studying. We have no idea how many are not purchasing parking from the condominium because of the expense and storage. They are

parking cars in public parking garages because they can and its free particularly in the Wayne Avenue and Town Square garages it is free to store your car and can keep your car there all the time and virtually never have to pay and that is a problem. Gary Stith and I have recognized this issue and over the next six months we will have more discussion and bring it up with the Urban District Advisory Committee to find ways to enforce overnight parking.

Tom Collins stated BUP has a device that polices car at meters more than two hours. Perhaps this could be used in the garages but you need a rule that states you can't park in a garage more than 24 hours.

Charles Atwell asked Bryant Foulger if parking was available at the Bennington and is it enough to accommodate all the units.

Bryant Foulger responded that the parking garage was connected between NOAA parking and the Bennington and was designed that way because we where unsure of the demand. We lease NOAA office space not parking so it is leased directly to the employees of NOAA. We did not know how to measure that and assumed a certain number for the Bennington and we are not using as many stalls for the Bennington as we originally projected which was 1.2 per unit. We are under 1 per unit so we have increased the number of stalls leased to our NOAA employees during the day because of issue and complaints about not enough parking and between us we have 1600 to 1800 parking stalls in the NOAA complex and well over 4,000 employees.

Charles Atwell asked if Bryant Foulger knew how many people don't move their cars since it is an urban example.

Bryant Foulger responded that he did not know the answer to that but could look into it. We actually use some of those stalls in the day for NOAA and at night for the Bennington tenants. There is a good amount of cars that leave in the day but the overall demand is less than we anticipated and we think this is the trend because people are more comfortable with public transportation.

Bob Middleton stated that the information associated with the meeting minutes reflect that Loft 24 is completely occupied and they only had 12 spaces for 24 condominiums so exactly what does that that mean.

Gary Stith responded that they have gone to settlement on all the units and it is unclear as to whether everyone has moved in. The Parking Lot District made modifications to Lot 36 on Bonifant to add long-term spaces. Working with Loft 24 people we put aside spaces to accommodate long-term and the needs of the people in Loft 24 that did not have spaces.

Bob Middleton stated that there was a great deal of discussion and concern on the Portico and the Judge decided to let what Park and Planning said stand about building the 13 stories, 158 units and 70 to 80 parking spaces all together would you do that same kind of thing for the Cameron Street garage and make adjustment for those folks?

Rick Siebert stated the situation in Lot 36 where short-term spaces were relatively under utilized and making them long-term spaces was not a problem. We give priority to short-term parking

because they are important to surrounding businesses and we get the biggest bang for the buck in terms of multiple people using the parking spaces. I can not see us making anymore shifts in the short-term, long-term mix of the Cameron Street garages because it has a very high utilization rate now for the short-term spaces.

Tom Collins asked if this assessment takes into account what is happening at Montgomery College and their development.

Rick Siebert responded that he believes the College was meeting all of its parking demand and was not consideration to be an additional demand source.

Gary Stith responded because it is on the other side of Georgia it is a different parking area. I believe they have gotten funding from County Council for starting design work on an additional garage.

Charles Atwell stated that he recalled they maximized performance activities in there facilities and where trying to come up with a system for using the garage on the east side of the tracks. I am not convinced we don't need to look at how that plays into the mix because certainly people coming from an eating establish to a performance are not going to park on the west side.

Gary Stith responded that an analysis will be done of the area as part of an overall study we are doing for downtown Silver Spring.

Tom Collins suggested that the next round of study done should include Montgomery College.

Gary Stith stated that we need to continue monitoring demand because we have no track record for demand on residential condominiums in Silver Spring. Other efforts mentioned in terms of improving access to parking such as the pedestrian links and how important it is that we deal with the VanGo issue. We are working with ZIPCAR and providing spaces in the garages for these cars. Some of the private projects are going to put aside space for ZIPCAR and that allows people not to need a car.

Rick Siebert stated that parking spaces along Georgia and Colesville are being well used. DPWT also did a study on the impact on traffic flows and determine that it is not creating difficulties. DPWT is recommending that they stay permanent.

Charles Atwell asked about Lot 3 and the RFP being in a holding pattern because the State MTA asking for the right-a-way through Lot 3 not be developed.

Rick Siebert responded that the Chief Administrative Officer sent a letter to the one person that responded to the RFP indicating any decision on the development of the property was currently being held until MTA made a decision as to whether this would become one of the permanent alternatives for the Bi-County Transitway and also indicated that the proposal received was non-responsive to the RFP. A period of time was extended for a modified proposal to the RFP and the deadline is coming up but to date we have not received a new proposal.

Tom Collins stated as the Chair of the Committee he is not happy that the State of Maryland has prevented the County from moving forward with the process. If the County decided not to follow the MTA decision I would be in support of that.

Transit Center Update

Don Scheuerman and Dave Esche presented renderings of the new Transit Center. There will be a Compact Hearing at 7:00, April 24, 2006 at Park and Planning and there will be an Open House starting at 6:30 p.m. This is a joint development process between a number of different entities. The major urban transit center in the middle of the new downtown Silver Spring and everything is built up around the site and now things are being built on the site. The Silver Spring Metro Station is one of the busiest in Maryland with 46,000 passengers a day and 140 buses per peak hour and the station is designed to handle 240 buses.

The project goals is to provide first class state of the art transit facility, efficient connections between the difference types of transit, strengthen pedestrian connections to the transit from every area in Silver Spring, create a safe environment meet the objectives of the CBD Sector Plan for the transit center creating an active town center, and develop quality open space. There is a park on the site and we achieve the investment value of development that will benefit the entire Region. The program we are providing is a multi-tiered transit center, enhancing access onto Metro Redline, the urban park, and we are providing inter-city bus terminal. We will be able to accommodate the future Bi-County Transitway in whatever shape or form is decided and we are going to also accommodate information technology. We will provide a multi-mode transit store and move the transit flow around the site in downtown Silver Spring.

Discussion

Barbara Henry stated that Discovery has a lot of concerns about the Interim Operating Facility (IOF) and they are: the relocation of the buses, how it will be managed and where the resources are for that. Also no one seems to no where the utilities are located and if a sewage line is broken Discovery will be cleaning sewage out of their garages. We just have many concerns and hope they will be addressed in a closed meeting.

Dave Esche responded that the interim plan is not ideal and there where very few choices.

Tom Collins stated a concern of his company at 1010 Wayne is customers and others coming to the building to conduct business, getting in out of garages, and appearance. To me it would make sense to lessen the volume. In the presentation I saw exposed escalators are we using the same escalator technology that WMATA is used at there other projects. On the other side of Colesville there is a piece of the metro station will it stay as is.

Dave Esche stated that yes and the thing you need to understand is that WMATA escalators are robust given that they opened them all in between 1972 and 1976, and now between 2000 and 2006 they are worn out is not bad. It is a very robust specification that they purchased and very expensive. The County has had to face the facts of life in terms of construction cost in the last couple of year. We have defined a very hard line around the site and we are not doing anything outside of that line. You will still be able to use the north entrance to get into the station and should be uninterrupted as part of the IOF and remain so.

Gary Stith stated that there will be a role for the County through the Urban District because we have money in our budget to hire additional staff from 6:30 am to 12:30 at night, 7 days a week on site.

Tom Collins asked about the connection to Ripley and how closely aligned is the timelines for your part of Ripley being available and the other part available to.

Dave Esche stated that KSI has some commitments they are doing along Ripley. You have to get the development on the south end of Ripley before it becomes a reality.

Bryant Foulger stated they have looked at the engineering and how you would connect and there is a grade differential across there and we have looked at grades to ask sure a connection can occur there.

Tom Collins asked about parking for the private development and how it fits into this.

Dave Esche responded that it was underground parking under the park basically accessed off of Wayne. One option we have been studying is automated parking which is warehousing type software and equipment that is used to store cars. If we don't get the automated parking it will be more of a challenge.

Bryant Foulger stated that automated parking takes up about 50% less volume and allows us to pull this up out of the rock. There are other considerations you don't have to light it; you don't have to exhaust it because a car is never running inside. This is a more expensive system. There is additional operating and maintenance issues associated with it and we are concerned about the marketing side as well.

Dave Esche stated that it would be more commercial along Colesville and coming up Wayne to Wayne and Ramsey two housing towers.

Bryant Foulger stated that the footprint of the hotel is very small and it will not have meeting rooms but be an extended stay type hotel.

Genny Hardesty, Vice Chair of the Silver Spring Urban District Advisory Committee agreed to testify at the hearing on Monday April 24 for the Transit Center Project. (*See informational material for finalized testimony*).

Civic Building Design Update

Gary Stith stated that he had thought they would try to submit to Park and Planning before there summer break but after discussion we have decided to do this in September so I would like to do the presentation at the next meeting.

Marketing and Special Events

Jerry Sanford reported on behalf of Susan Hoffmann that there will be an event, Mojo at SoPo, this Saturday and Sunday Noon-6 pm at the Arts Alley at Blair Mill with art fair featuring local artists, entertainment for adults and children, live music and food tasting by local Restaurants.

Urban District Report

Jerry Sanford reported that:

- We now have a mobile information kiosk we just started this in the last couple of weeks. A 4 x 4 kiosk that we can move from site to site. This was the Urban District Staff idea and we are very fortunate to have a member on staff that is an excellent carpenter. This year we just want to get it out and use it at special events and areas that have high pedestrian traffic at different locations and times and see how well it works.
- We recently in training for our first aid, CPR implemented Automated External Defibrillator training and I have an example here. We found that we are out in public and Maryland has passed legislation for public access to this equipment and encouraging any public facilities to have these in public to save lives. The cost is about \$1,700.00 each.

Director Report

Gary Stith reported that:

- There are four TERP turtles located around downtown Silver Spring. Fear the Turtle Sculpture Projects celebrates the creativity of local artists whose designs captured the University's achievements and its historic connections to the state. They will be on display for six months and are sponsored by local business and organizations including Downtown Silver Spring. At the end of the six months University of Maryland will auction them off
- Last weekend we went live with www.silverspringdowntown.com and the feedback has been fantastic and we have also been getting suggestions about modification and have been incorporating them as we go.
- I had a discussion with Washington ULI Organization and they will do a day and half panel for \$10,000 dollars and did one not long ago for the Long Branch area and it was very effective and helpful. You could also go through the National organization and do a 3 to 5 day panel but it cost a lot more. If you want us to pursue this please let me know and I think we can accommodate the \$10,000 cost.

Tom Collins stated that there are real land issues that need to be work through to take advantage of investment that has already happened. Committee members agreed

Action:

Gary Stith will work with ULI. The Committee will need to development not more than four questions to try and answer because it is only a day and half. All the participants will receive a briefing packet two weeks in advance of the panel and ULI will do a final report.

Bob Middleton thanked Bryant Foulger and PFA for the new signs on skateboarding down Ellsworth.

Meeting adjourned 5:35 p.m.